

# **SW Subcommittee Meeting**

## **August 23, 2005**

### **Planning Issues**

#### ***Vision Statement***

- **Very Low Density Housing, 3-5 Acres or Greater**
- **Preserve Natural Areas, Wildlife, Wetlands, Trees, Habitat etc.**
- **Preserve Rural lifestyle with Agricultural Land, Equestrian Uses, and Winding**
- **Roads**
- **Create Good Buffers**
- **Maintain Uniqueness and Quality Design Criteria for New Development to Complement Existing Development**
- **The Attraction of the Area Will Be the Quiet and Rural Lifestyle**
- **Trails Will Be Developed in the Community**
- **Good Technology Will Be Available**
- **There Will be Transitions Toward State and Federal Highways**

- **An Equestrian Park May be Located Here to Act as a Buffer**
- **The Area Will Have Low Traffic and be Slow Paced**
- 156<sup>th</sup> Street and Towne Rd. Lift Station
- Smells Downwind from Wastewater Treatment Plant
- Preserve Natural Areas
- Development Quality
- Buffering/Transition
- Voice in Development Issues
- Keep Bent Tree Golf Course Undeveloped

- Roads are Insufficient for Development
- State and Federal Roads to Handle More Traffic
- Equine Trails, Trail Intrusion into Rural Setting
- Airport Plans, Concern Over Eminent Domain
- Carmel Annexation Threat
- High Density Housing
- Sewer Infrastructure Opportunities for Trails and Linear Parks
- Drainage Impacts of Development
- Habitat Preservation

- Community Wide Buy In to Plan
- Utility Appearance, Especially Plant and Water Tower
- Equine Trails
- Location of Public Facilities in Quadrant
- Small Groceries and Other Small Businesses
- Tax Impacts on Homeownership
- Sharing Input with the other Subcommittees
- Commercial in Support of Residential
- Preserving Little Eagle Creek
- Keep Agricultural Zoning

- Less Sterile Developments
- Enhancing Eagletown and Jolietville
- Expanding the Midland and its  
Consequences
- Transitions to State and Federal Highways  
and to the North and East
- Possible Thoroughfare Improvements of  
Towne, Shelbourne and 161<sup>st</sup> Streets